

DEDICATION

Know all men by these presents, that we, the undersigned owners in fee simple of the land herein platted, hereby declare this plat and dedicate to the public ownership and use of Tract B shown in the plat. Also, the right to make all necessary slopes for cuts and fills upon lots, tracts, etc., shown on this Plat in the reasonable original grading of all streets shown hereon. Also, the right to drain all streets over and across any lot or lots where water might take a natural course after the streets are graded. Following original reasonable grading of roads, lot owners are prohibited from blocking, diverting or restricting any natural or constructed drainage courses. Granted hereby is a waiver of all claims for damages against the city of Langley which may be occasioned to the adjacent land within the plat by the established construction, drainage, and maintenance of streets. Lots 1 through 19 inclusive, shall each have an undivided and equal one-nineteenth (1/19) interest in open space Tracts A,C,D,E, and F. All lots, or tracts embraced in this plat are subject to and shall be sold only under the restrictive and protective covenants recorded in volume page 1305145 under auditor's file No. 3005145 records of Island County.

OWNER'S CONSENT

Know all men by these presents that the undersigned subdivider(s) hereby certifies that this Short Plat is made as THEIR free and voluntary act and deed.

Name Printed Wayne Weiner Date 12/6/01
Name Printed Jennifer Weiner Date 12/6/01
Mortgage or Lien Holder's Signature The Bank of Washington by David A. Scott Vice President

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to the City of Langley, Puget Sound Energy, Whidbey Telephone Company, AT&T, and any other utilities serving the subject plat, their respective successors and assigns, under and upon Tract F, and unless otherwise shown on the plat, the exterior fifteen (15) feet, (ten (10) feet adjacent to lots 10-12), parallel with and adjoining the street frontage of all lots and tracts, within which to install, lay, construct, renew, operate and maintain underground conduits, mains, cables and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, water, sewer, telephone, cable communication service and other underground utilities, together with the right to enter upon the lots and tracts at all times for the purposes herein stated.

Tract F is also hereby reserved for and granted to lot owners, the City of Langley, emergency service personnel, Puget Sound Energy, Whidbey Telephone Company, AT&T, and any other utilities serving the subject plat, and to the public for ingress and egress over and across Tract F identified hereon as Woodside Lane. The maintenance of the roadway within Tract F is the responsibility of the Woodside Home Owners Association.

The easements located between lots 5 & 6 and lots 10 & 11 are hereby reserved for and granted to the City of Langley for the right of ingress and egress and the right to excavate, construct, operate, maintain, repair and/or rebuild the potable water conveyance system.

The easements, located across lot 12 and Tract C and Depicted on the face of the plat are hereby reserved for and granted to the Woodside Homeowners Association for the right of ingress and egress and the right to excavate, construct, operate, maintain, repair and/or rebuild an enclosed or open channel storm water conveyance system, under, upon or through the easements.

An easement is hereby reserved across lot 8, as shown on the face of the Plat, for the benefit of lot 9, for a common ingress and egress for lots 8 and 9 and for the right to excavate, construct, operate, maintain and repair all required utility services.

Tracts C and D shall be Native Growth protection easements (NGPE) in accordance with the Woodside plat restrictive and protective covenants recorded in volume page 1305145 under auditors file No. 3005145 records of Island county.

Native Growth Protection Easement. The Declarant hereby declares a Native Growth Protection Easement to the City of Langley as shown on the face of the Plat of Woodside recorded under Island County Auditor's File No. 3005145. This easement shall include the preservation of all vegetation for all purposes to the benefit of public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, visual and auidial buffering, and protection of land and animal habitat. The Native Growth Protection Easement imposes upon all present and future owners of property within the Woodside Plat an obligation, enforceable by the City of Langley on behalf of the public, to leave all vegetation undisturbed within the indicated easement area. No vegetation shall be removed without the prior written approval of the City's Permit Coordinator upon the advice and consultation of the City Planning Official. This is not to prevent the removal of dangerous or diseased trees, subject to prior written approval of the City. Permanent staking must be established by the developer and maintained by the Association to delineate the boundaries of this easement.

LANGLEY'S
WOODSIDE

SECTION 2 T.29N.R.3.E., W.M.

CITY OF LANGLEY
ISLAND COUNTY, WASHINGTON

TREASURER'S CERTIFICATE

I hereby certify that all state and county taxes heretofore levied against the property described herein, according to the books and records of my office, have been fully paid and discharged, including 2002 taxes.



AUDITORS CERTIFICATE

Island County Treasurer David A. Scott
Deputy Island County Treasurer Wayne & Jennifer Weiner
Filed for record this 13 day of December, 2001, at 10:35 A.M., in Volume 13 of 3005145 under Auditor's File No. 3005145 Records of Island County, Washington, at the request of Wayne & Jennifer Weiner

SURVEYOR'S CERTIFICATE

This plat correctly represents a survey made by me or under my direction in conformance with the requirements of ISLAND COUNTY and WASHINGTON STATE SURVEY RECORDING ACT in the month of December, 2001.

David A. Scott
REGISTERED LAND SURVEYOR
LICENSE NO. 28414

David A. Scott
UNDER AGENCIES FILE NO. 1005145 RECORDS
OF ISLAND COUNTY, WASH. 12/6/01

All lots or tracts of land embraced by this plat are subject to and shall be sold under the following restrictions:

No further subdivision of any lot is permitted.

Construction on any lot shall require a building permit prior to commencement of work.

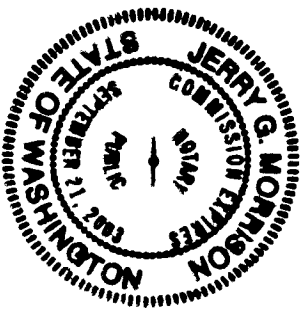
The open space Tracts C and D are to remain as permanent open space and are to be maintained by the Woodside homeowners association or, in the absence thereof, the owners of the respective lots. In the event that the property owners are negligent in their maintenance responsibilities, the city is empowered to perform the necessary maintenance or improvements and assess the owners within the plat for the costs.

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF Island) ss

This is to certify that on this 6th DAY OF December, 2001 before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned, personally appeared Wayne and Jennifer Weiner to me known to be the individuals, described in, and who executed this foregoing instrument and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the purposes and purposes mentioned herein.

NOTARY PUBLIC in and for the STATE OF WASHINGTON,
residing at Fresno.



ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF Island) ss

This is to certify that on this 6th DAY OF December, 2001 before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned, personally appeared David A. Scott, respectively of Bank of Washington a Washington corporation, that they executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument.

David A. Scott
Notary Public in and for the state of Washington, residing at Fresno My appointment expires Sept 21, 2003

APPROVALS

Examined and Approved this 5th Day of December, 2001

David A. Scott
City Engineer

Examined and Approved this 5th Day of December, 2001

David A. Scott
City Planning Official

Examined and Approved this 6th Day of December, 2001

David A. Scott
Mayor

David A. Scott
City Clerk

SURVEY REFERENCES

ROS BY PHILIP M. BOTCH, INC., AS RECORDED IN BOOK 4, OF SURVEYS, PAGE 273, RECORDS OF ISLAND COUNTY, WASHINGTON.

ROS BY RICHARD M. CAMBERN, INC., AS RECORDED IN BOOK 6, OF SURVEYS, PAGE 21, RECORDS OF ISLAND COUNTY, WASHINGTON.

PLAT BY LOVELL-SAUERLAND, INC., AS RECORDED IN VOLUME 13, OF PLATS, PAGE 82-86, RECORDS OF ISLAND COUNTY, WASHINGTON.

LANGLEY'S

PLAT OF WOODSIDE
CITY OF LANGLEY
SEC. 2 TWP. 29 N., RNG. 3 E., W.M.
PAGE 1 OF 4
Island County
Washington

Thatcher & Morrison, Inc.

1796 Main Street, Suite 105
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360-331-7393 FAX 360-331-7394

DCG DAVIDO CONSULTING GROUP, INC.
CIVIL ENGINEERING SERVICES
INCORPORATED

10021 31ST AVE NE
SEATTLE, WA 98125
P.O. BOX 1132
FRELAND, WA 98249

34 35
3 2

1206.93'
N06°34'31"W

S86°33'03"E
1382.94'

1504.26'
S06°34'31"E

S86°33'03"E
669.20'

N05°34'56"W

334.60'

N05°19'04"W

1434.28'

1147.15'

N05°34'56"W

334.60'

S86°33'03"E

1672.99'

S86°33'03"E

1382.94'

S86°33'03"E

1382.94'

S03°12'12"E

2680.97'

S86°33'52"E

2677.38'

S86°33'52"E

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WOODSIDE

SECTION 2 T.29N.R.3.E., W.M.

CITY OF LANGLEY

ISLAND COUNTY, WASHINGTON

PLAT NO. 2000/01-LP

R32902-350-1140

R32902-346-1300

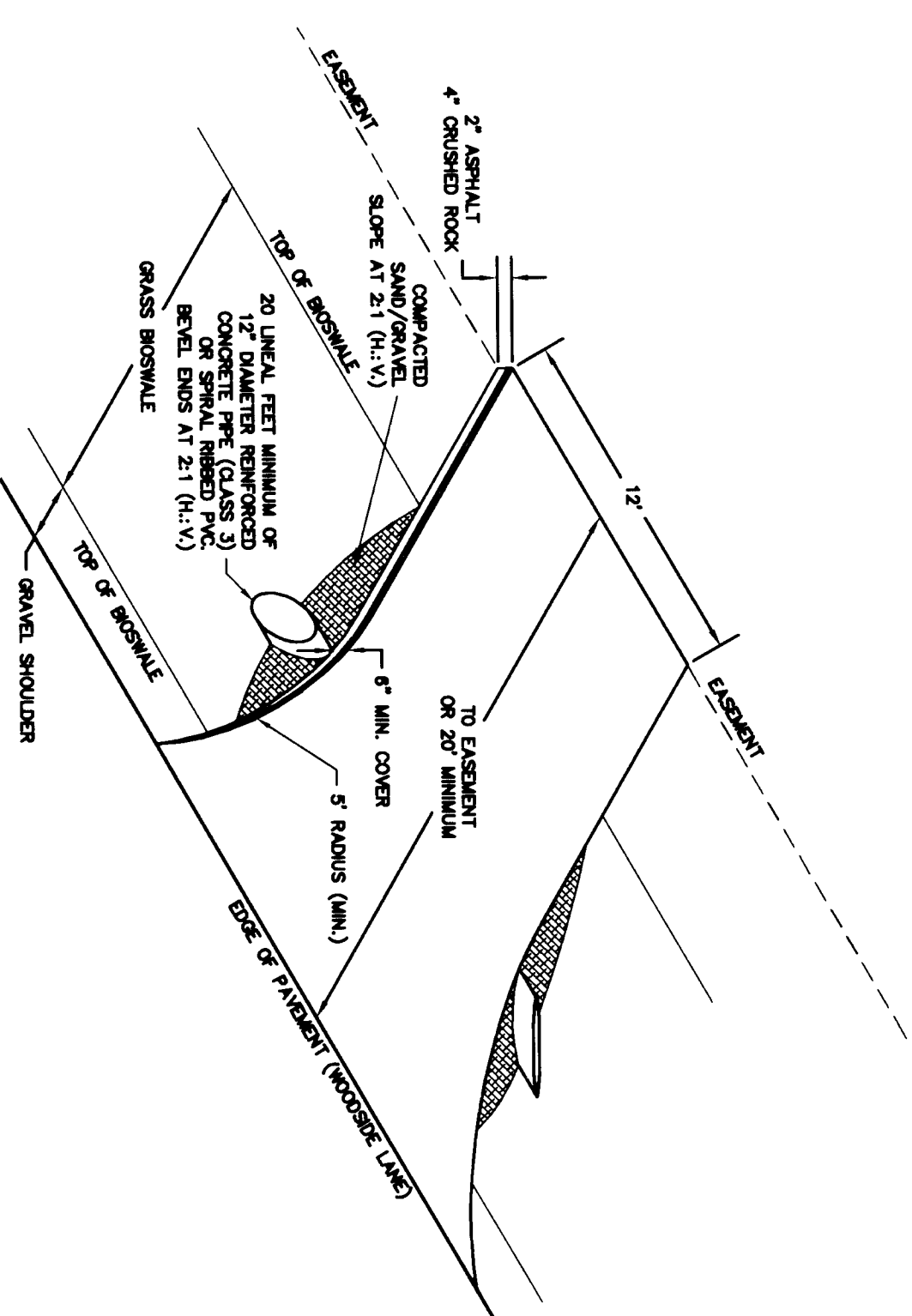
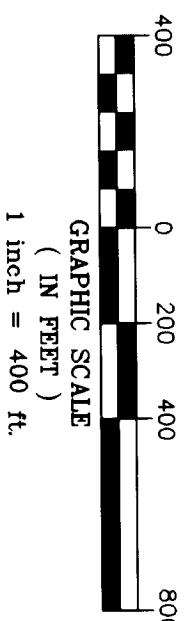
LEGAL DESCRIPTION

The West half of the West half of the East half, of the Southwest Quarter of the Northwest Quarter of Section 2, Township 29 North, Range 3 East, Willamette Meridian, lying South of the Sandy Point Road. Together with the East half of the West half of the East half, of the Southwest Quarter of the Northwest Quarter of Section 2, Township 29 North, Range 3 East, Willamette Meridian, lying South of the Sandy Point Road. Except all that part thereof described as follows: Beginning at the Northwest corner of the above described parcel, said point of beginning being located on the Southerly Right of Way line of Sandy Point Road:

Thence S 05°34'56" E, along the West line of the West half of the East half of the Southwest Quarter of the Northwest Quarter of said Section 2, a distance of 253.68 feet;
Thence N 84°25'04" E, a distance of 28.00 feet;
Thence N 12°40'04" E, a distance of 277.04 feet;
Thence S 87°39'34" W, a distance of 239.88 feet;
Thence N 12°40'04" E, a distance of 77.04 feet;
Thence N 05°34'56" W, a distance of 20.03 feet more or less to the Southerly Right of Way line of Sandy Point Road;
Thence S 87°39'34" W, along said Right of Way line, a distance of 26.24 feet to the Point of Beginning.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS PLAT OF THE CEDARS RECORDED IN VOLUME 13, OF PLATS, PAGES 82-86, RECORDS OF ISLAND COUNTY, WASHINGTON.



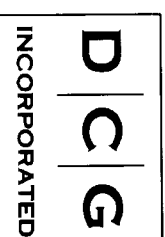
DRIVEWAY AND CULVERT DETAIL

NOT TO SCALE

3 2
10 11
N89°05'44"W
2496.60'

N89°05'44"W
2496.60'

3 2
10 11
N89°05'44"W
2496.60'

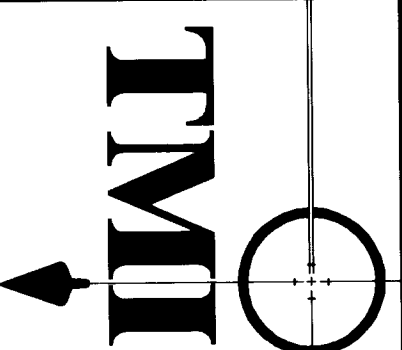


DAVIDO CONSULTING GROUP, INC.

CIVIL ENGINEERING SERVICES

10021 31ST AVENUE
SEATTLE, WA 98125

P.O. BOX 1132
FREELAND, WA 98249



LANGLEY

PLAT OF WOODSIDE

CITY OF LANGLEY

SEC. 2 TWP. 29 N., RNG. 3 E., W.M.

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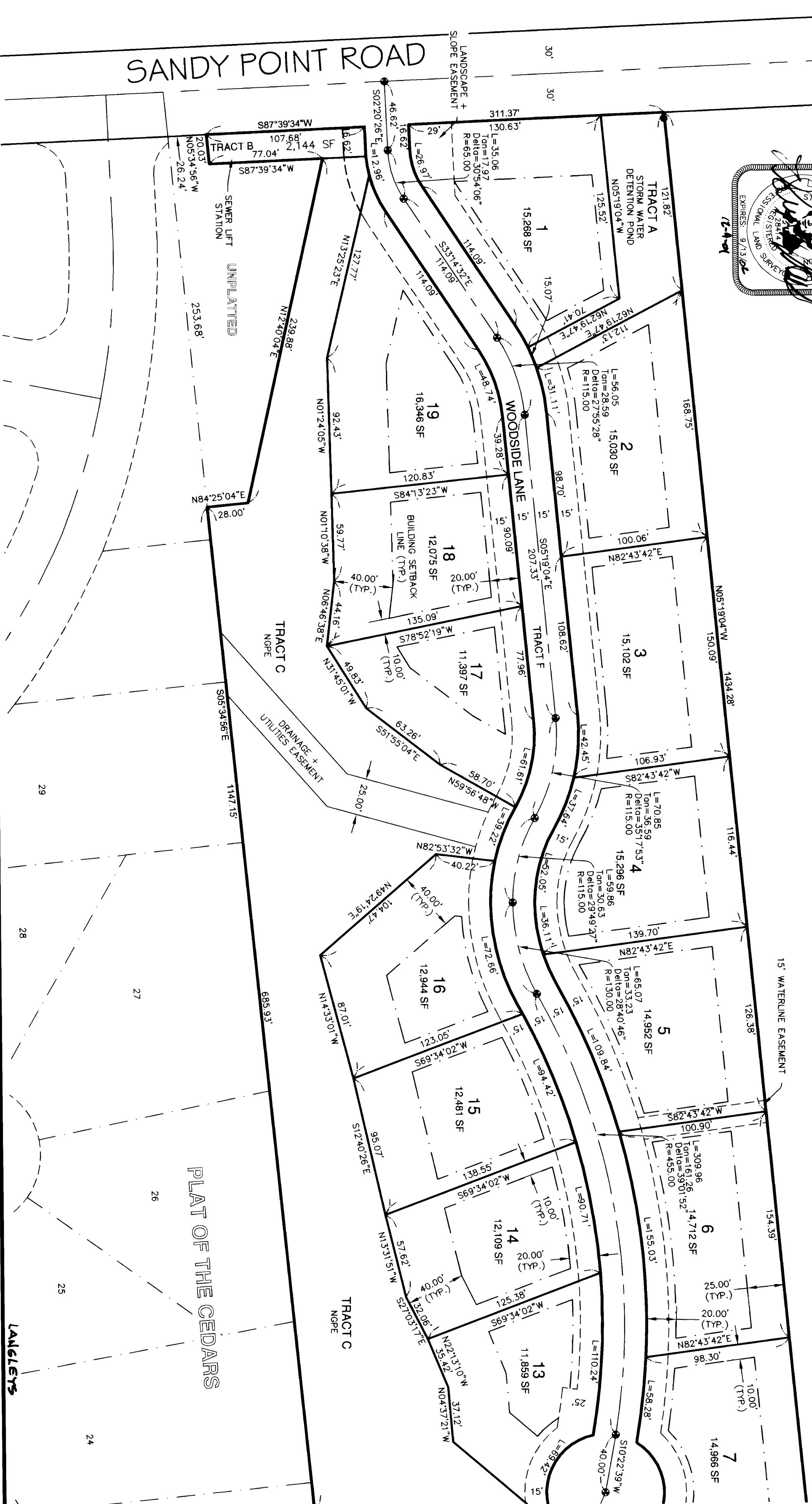
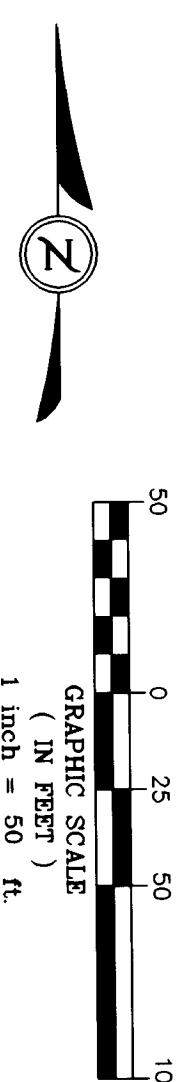
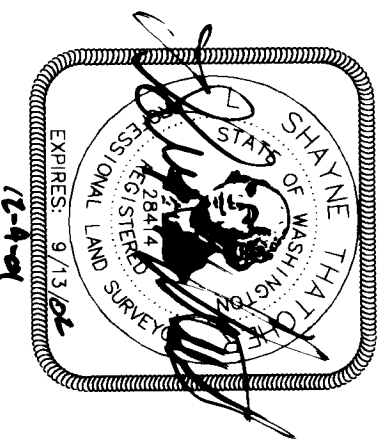
Washington

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LANGLEY'S
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SECTION 2 T.29N.R.3.E., W.M.
CITY OF LANGLEY
ISLAND COUNTY, WASHINGTON

PLAT NO. 2000/01-LP



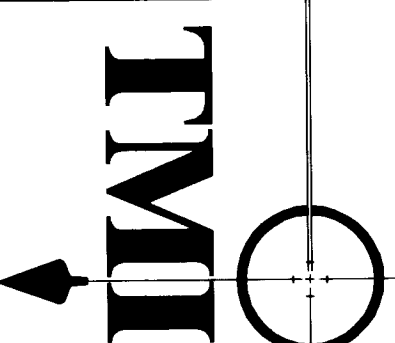
NOTE

SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP
INSCRIBED (LS #28414) AT PROPERTY CORNERS.

LEGEND

- DENOTES REBAR OR IRON PIPE FOUND AND HELD AS NOTED.
- ⊗ DENOTES SET MONUMENT IN CASE.
- DENOTES BUILDING SETBACK LINE
- - - DENOTES INGRESS, EGRESS & UTILITIES EASEMENT

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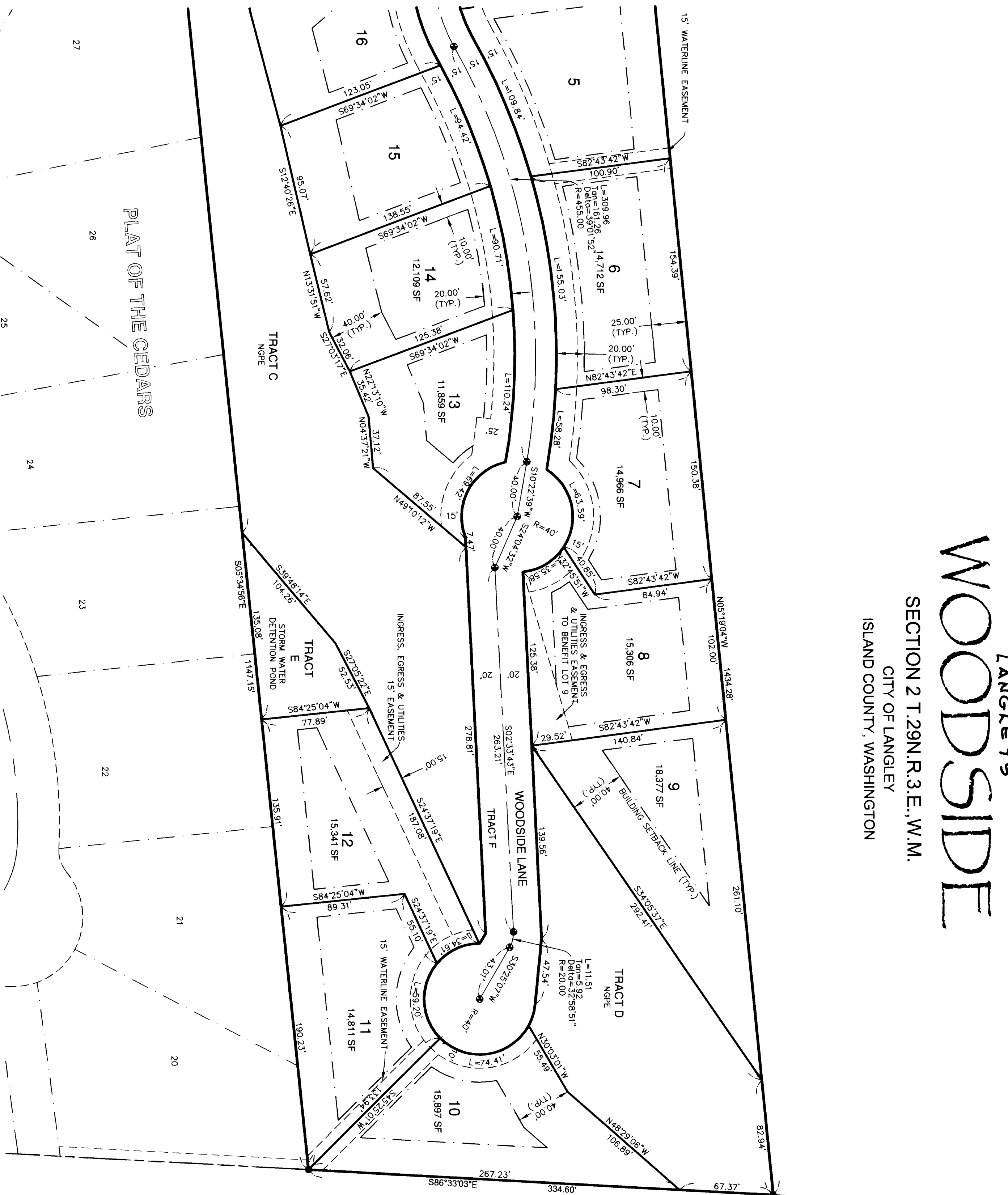


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PAGE 3 OF 4
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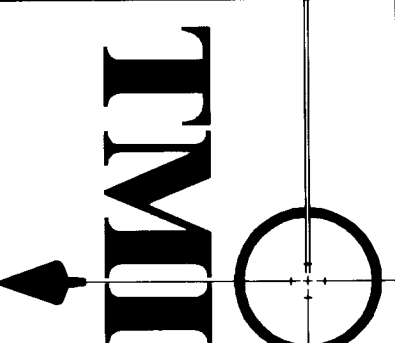
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